

**WORK MEETING MINUTES**  
**CITY COUNCIL**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
NOVEMBER 17, 2021  
5:30 PM

**CALL TO ORDER**

The Ephraim City Council convened in a work meeting on Wednesday, November 17, 2021, in the City Council Room. Mayor Scott called the meeting to order at 5:32 p.m.

**ROLL CALL**

**MEMBERS PRESENT**

John Scott, Mayor  
Margie Anderson, Mayor Pro Tem  
Tyler Alder  
Alma Lund  
Lloyd Stevens  
Richard Wheeler

**STAFF PRESENT**

Shaun Kjar, City Manager  
Brian Page, City Attorney  
Leigh Ann Warnock, City Recorder  
Bryan Kimball, Community Dev.  
Steve Widmer, Financial Director  
Jeff Jensen, Public Works Director  
Cory Daniels, Power Director  
Aaron Broomhead, Police Chief

**AGENDA REVIEW**

**Camino Verde: Phase I Final Plat Approval**

The project was previously approved. The final plat dedicates necessary rights-of-way and easements on properties to Ephraim City. Private snow plowing and road maintenance will be done in this development. They must obey City codes for parking and emergency vehicles, etc.

**Travis Thompson: 1 Lot Subdivision**

Mr. Thompson is asking for approval of a single large-lot split located at approximately 235 S 400 W consisting of 2.34 acres in the RA zone. There are three different layer zones in the ordinance that include outer, middle, and center. Each has different codes in terms of development. This property falls in the middle layer and ordinance states under large lot subdivision (1½ acre or larger) allows the City to waive certain improvements. In the middle layer, curb and gutter could be waived, but would then require a swell and adequate drainage. The County can require sidewalk and asphalt in front of this property.

Planning Commission and Staff recommend approval based on dedicating the necessary rights-of-way on both 300 W and 400 W, with required sidewalk, asphalt, and a signed development agreement.

**WARRANT REGISTER INQUIRIES**

Three invoices for First Community Bank in the amount of \$17,000 each. This was to pay off a truck for the Public Works Department.

Electrical Supplies for emergency generator. Is that COVID related funds? It will be paid with CARES Act funds.

Horse Power Fleet Vehicles: Paying for the Tahoe.

**ADJOURN**

*There being no further discussion, Councilmember Alder moved the work meeting adjourn. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

**MINUTES APPROVED:**

\_\_\_\_\_  
John Scott, Mayor

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Leigh Ann Warnock, City Recorder

\_\_\_\_\_  
Date